



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 01/13/04

AGENDA ITEM 7

WORK SESSION ITEM

TO: Redevelopment Agency Board
FROM: Director of Community and Economic Development
SUBJECT: Update on Two Redevelopment Initiatives Downtown

RECOMMENDATION:

This report is for informational purposes only.

BACKGROUND:

A. Cinema Place

On February 18, 2003 the Agency Board authorized staff to enter into negotiations with BHV Hayward, LLC, a limited liability company formed by Blake-Hunt Ventures, for the purpose of redeveloping the Agency-owned property located at B Street and Foothill Boulevard into a retail/entertainment complex. Over the past year, the developer and staff have met numerous times to discuss the proposed physical layout of the site, to formulate business terms for a proposed ground lease of the property, and to discuss the developer's progress in obtaining anchor tenants for the property. A preliminary site plan for the proposed project is attached to this report as Exhibit A.

The site plan has not changed in its basic form from that which the Board viewed last February, although several details of the site plan have been refined. The site plan has been reviewed in a "pre-application" setting by City staff, and no major issues have been identified. Staff is also pleased to report that progress has been made toward outlining major business terms for the proposed project, and we anticipate bringing these terms forward for Agency Board review within the next two months. Finally, Mr. Bradley Blake will be at the meeting to discuss his progress toward obtaining a major retail tenant and theater operator for the site, and will announce the names of the intended anchor(s).

B. Proposed Parking Structure


On May 20, 2003 the Agency Board authorized a contract with Watry Design Services for the preparation of architectural plans for the construction of a parking structure on Municipal Parking Lot No. 2. The proposed structure is intended to provide public parking for downtown businesses generally, and would serve to partially satisfy the parking demands of the proposed theater. Over the past six months staff has reviewed a number of parking options in order to devise a plan that produces a structurally safe, aesthetically pleasing, cost efficient structure that intrudes as little as possible on surrounding businesses and properties. Attached to this report are several exhibits that illustrate the schematic plans for the proposed structure. The proposed structure currently shows a ground level plus two decks, containing a total of 267 spaces. It should be noted that the proposed structure would necessitate the partial acquisition of some property from the parking lots adjoining the rear of the structure, and staff has been in preliminary contact with these property owners regarding these potential acquisitions.

The proposed parking structure will be scheduled for discussion at the upcoming Council Downtown Committee meeting on Monday, January 26, at 7:00 p.m. The purpose of this discussion will be to obtain input from concerned and affected businesses and residents with regard to the structure and how best to mitigate the anticipated impacts associated with its construction.

Prepared by:


Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community and
Economic Development

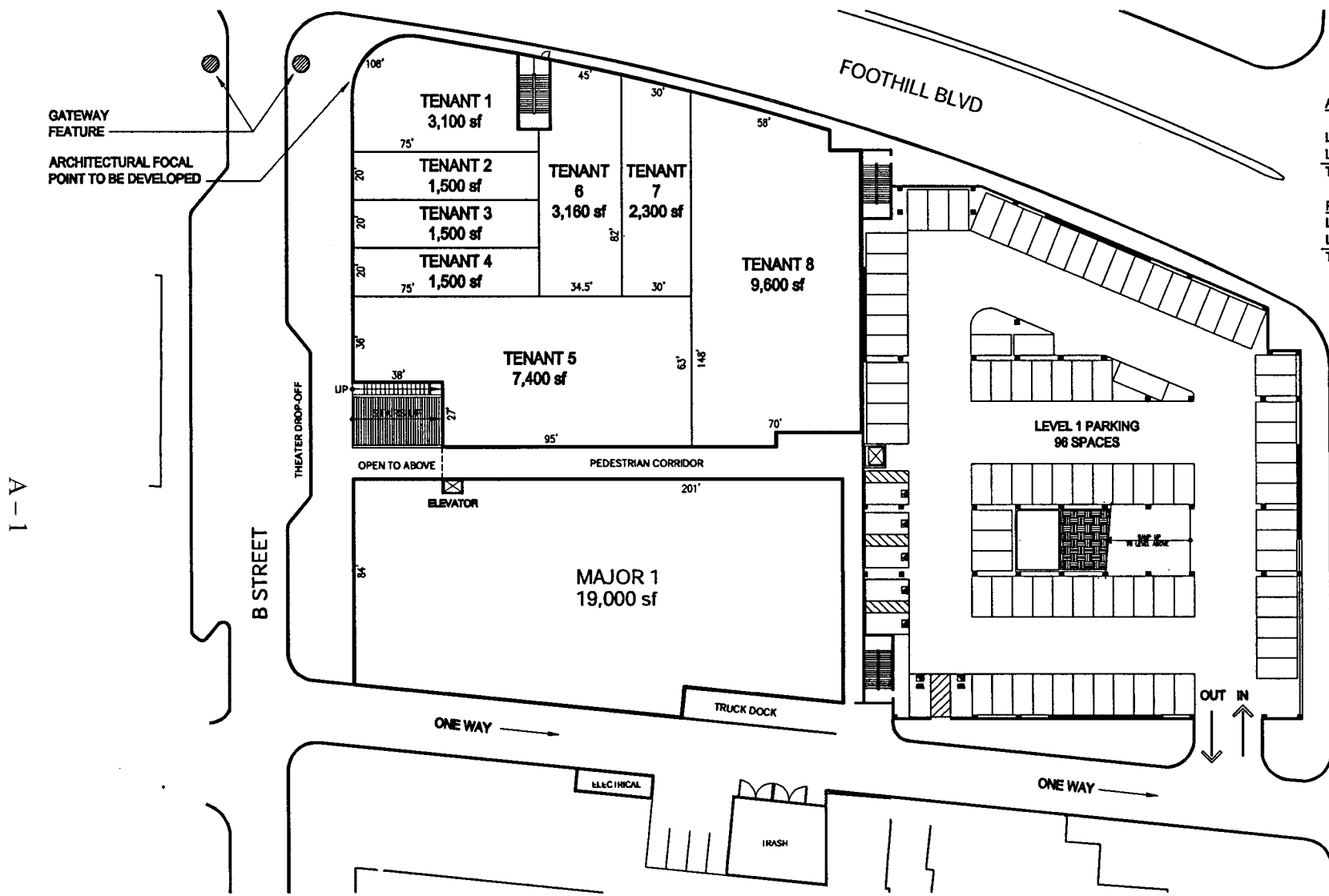
Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A - Site Plan, Cinema Place
Exhibit B - Downtown Vicinity Map
Exhibit C - Site Plan, Parking Structure at Municipal Parking Lot No. 2
Exhibit D - Elevations, Parking Structure at Municipal Parking Lot No. 2
Exhibit E - Photo Simulation of Parking Structure, various locations

EXHIBIT A
Site Plan - Cinema Place



AREAS (sf)		
	GROSS	NET
LEVEL 1	58,570	49,060
LEVEL 2	58,480	45,295
TOTALS	113,050	94,355

PARKING SPACES		
	LEVEL 1	LEVEL 2
LEVEL 1	96	
LEVEL 2	104	
TOTAL	200	

A-1



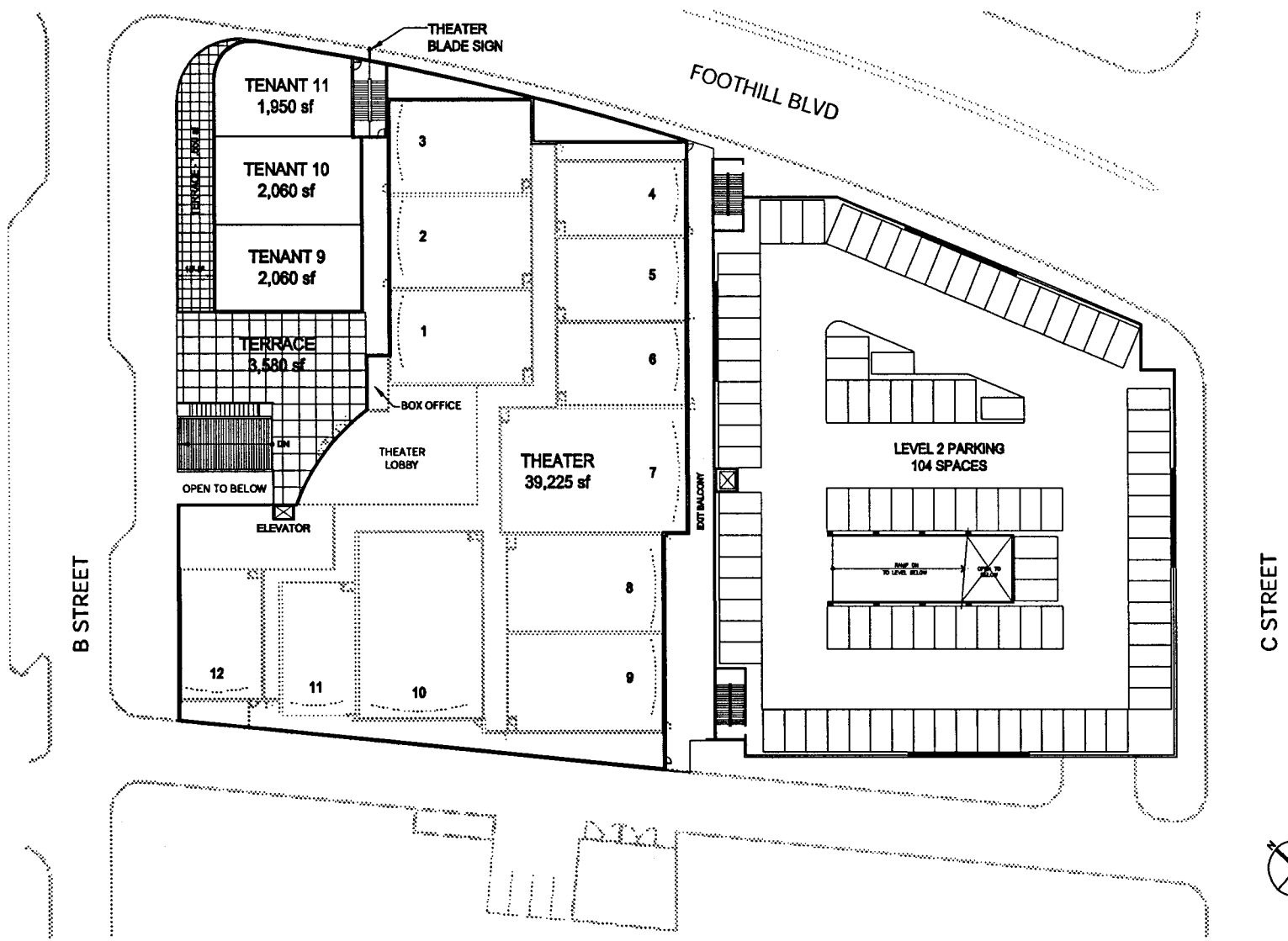
CINEMA PLACE
 HAYWARD, CALIFORNIA
 - LEVEL ONE -

JANUARY 8, 2004
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CINEMA PLACE
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IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**